



FLETCHER-JOHNSON

PUBLIC WORKSHOP

DC SCHOLARS PUBLIC CHARTER SCHOOL

MARCH 5, 2019



Wendell Felder

Project Manager

Office of the Deputy Mayor for
Planning and Economic Development

Deborah CRAIN-KEMP

Neighborhood Planner
DC Office of Planning

TN TATE

ANC 7E COMMISSIONER

FLETCHER-JOHNSON TASK FORCE MEMBERS

Vincent C. Gray

Ward 7 Councilmember

Brian T. **Kenner**

Deputy Mayor for
Planning and Economic Development





OURRFP is a Mayoral initiative “to give the community the first opportunity to shape development... at Fletcher- Johnson site.”

AGENDA

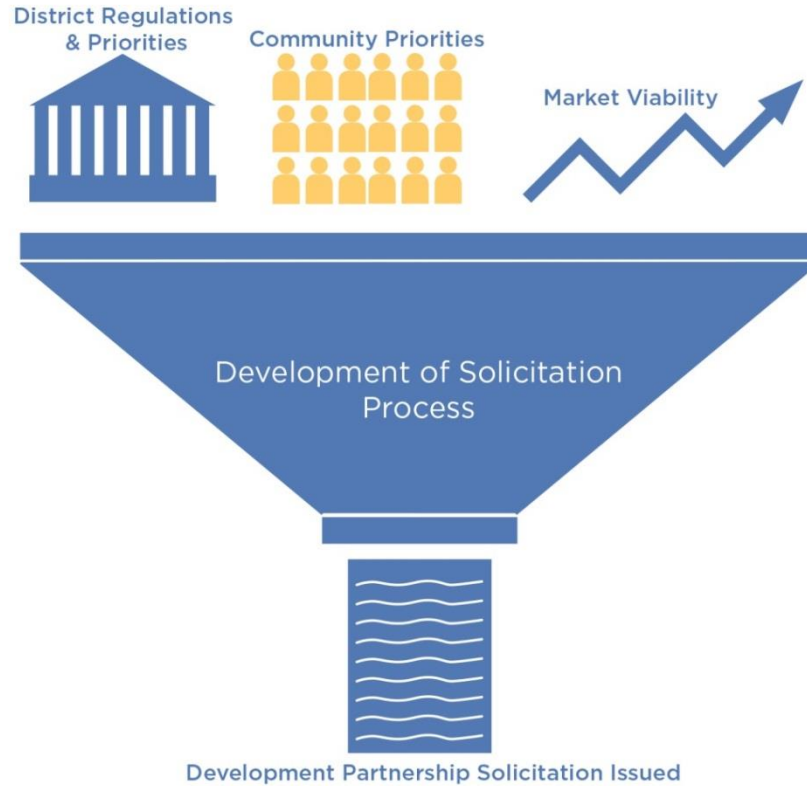
- Fletcher-Johnson Site Overview
- Our RFP Process
- Site Analysis
- Small Group Discussion
- Report-Back and Closing

SITE OVERVIEW



- Opened 1977, served 1K+ students annually
- Closed 2008, leased until 2011
- DME RFO in 2014 resulted in no award for a charter school reuse
- Community desire to consider a broad range of potential uses for the site
- Goal of OurRFP process for this site – capture and consolidate feedback to document in the resulting RFP

OURRFP PROCESS



OURRFP PRINCIPLES

Engagement:

- Conduct meaningful engagement and a productive dialogue with the community in order to understand the community's priorities
- Educate the public on the trade-offs and feasibility of different programs and benefits

Transparency:

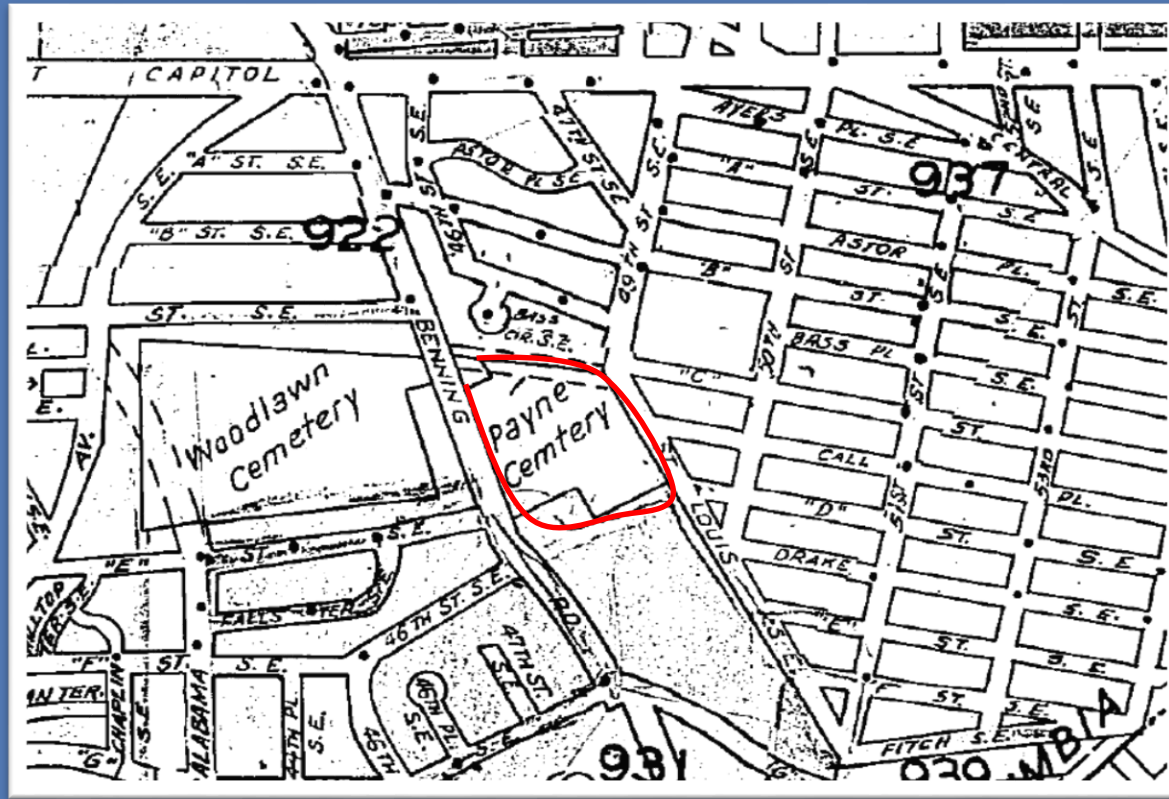
- Clearly communicate the goals and purpose of the engagement with transparency on the process that will follow the initial public engagements
- Provide clarity regarding how public input will be utilized to inform any development solicitation

Accountability:

- Create an enhanced and ongoing relationship between DMPED, District agencies and the public throughout the RFP process
- Provide opportunities for public comment throughout the solicitation process.

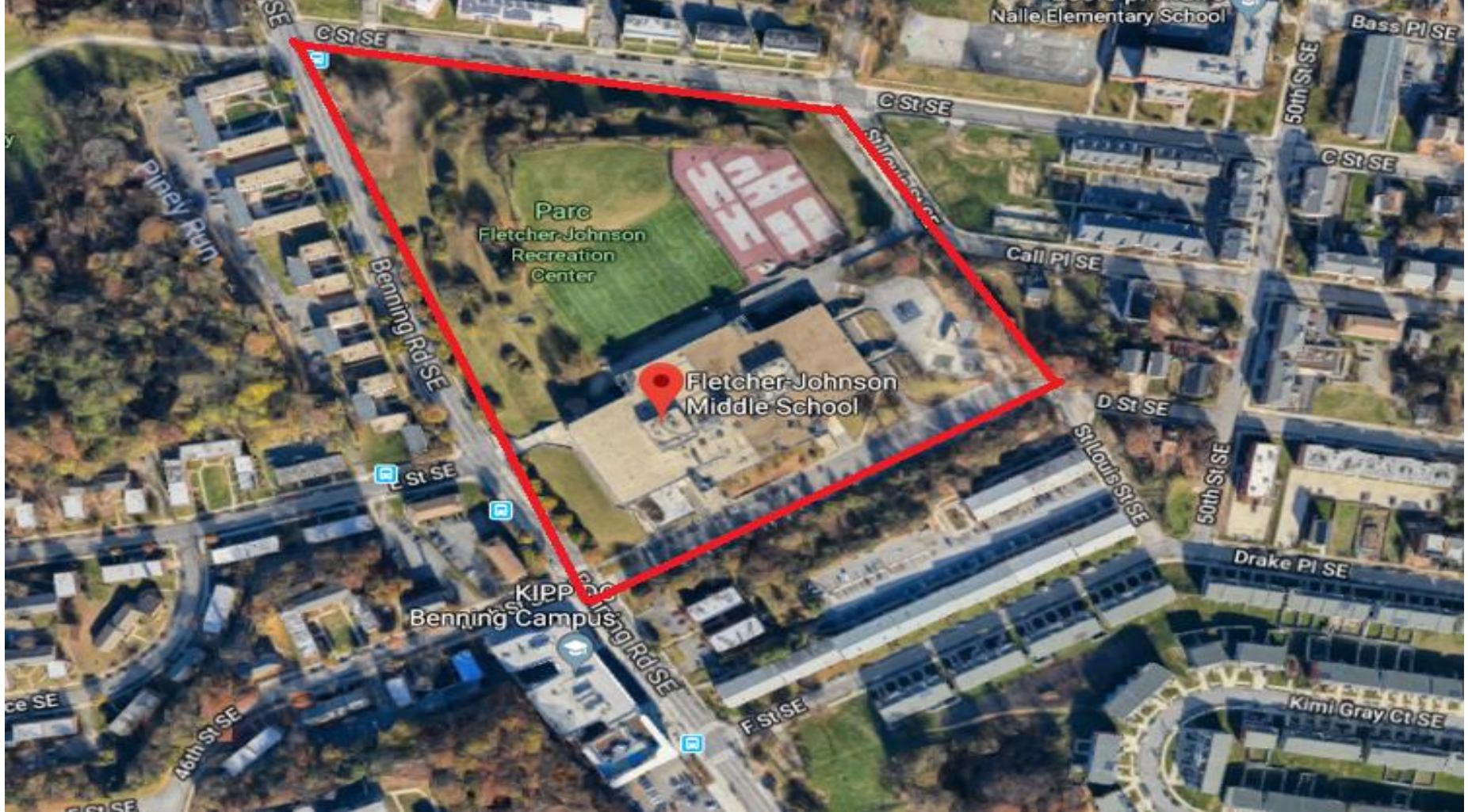
Deborah CRAIN-KEMP

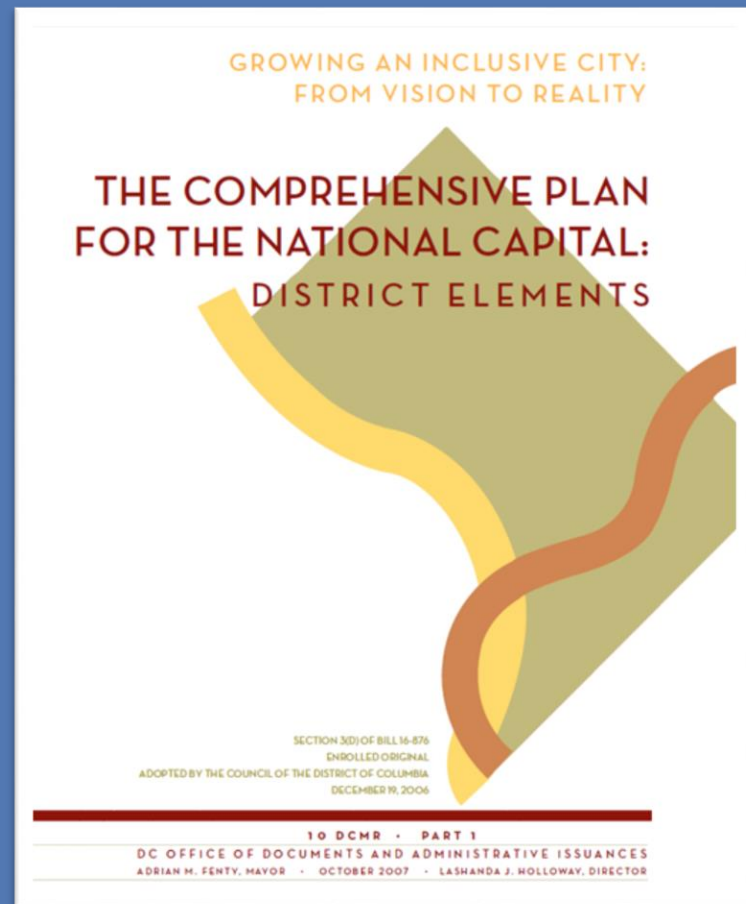
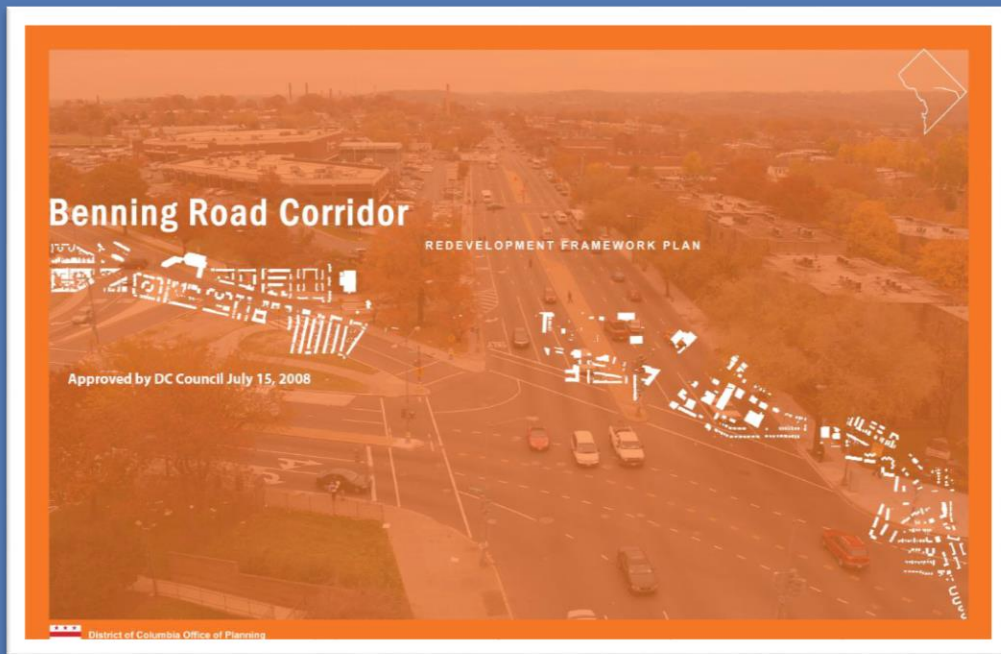
Neighborhood Planner DC Office of Planning



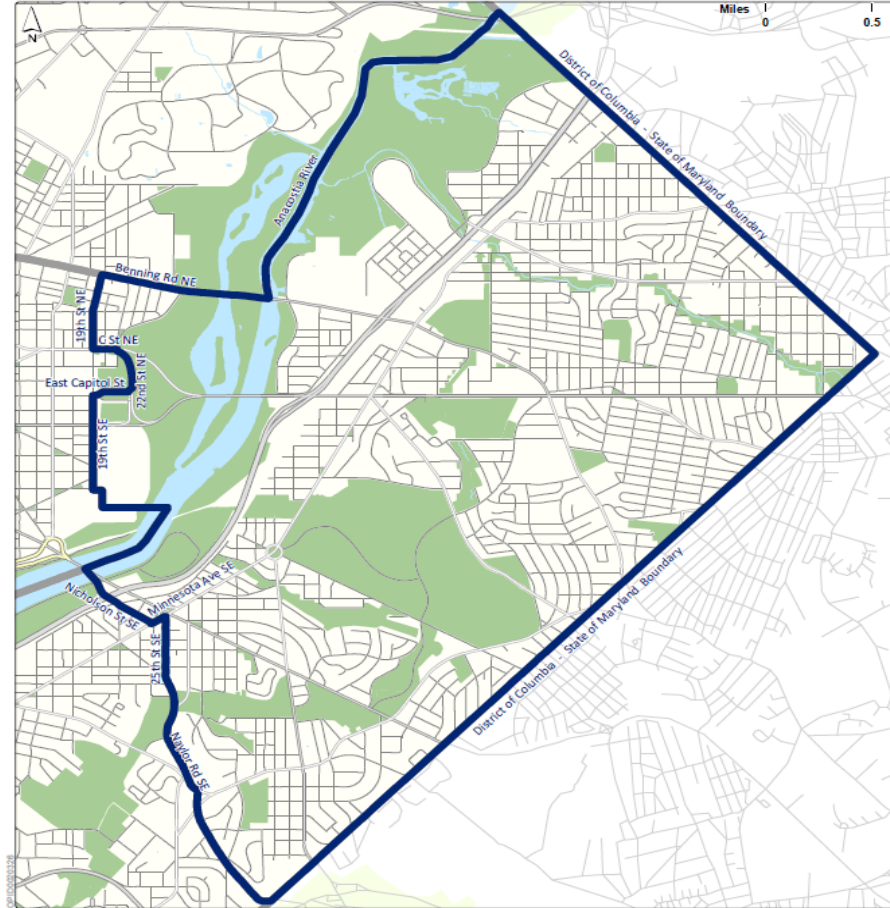
Sanborn 1927-1960, vol 9, sheets 0b (ProQuest)

Historical/Archeological context





Planning Efforts



Office of Planning ~ June 21, 2011
Government of the District of Columbia
 These boundaries reflect legislation adopted by DC Council on June 21, 2011. At the time this map was created, this legislation had not yet been signed into law. The boundaries shown may be subject to technical correction by Council staff.



Ward 7 Boundary
 Other Ward Boundaries

Ward 7
 2012 Ward Boundaries as
 Adopted by DC Council





Comprehensive Plan Generalized Policy

Map 8

- Neighborhood Conservation Areas
- Neighborhood Enhancement Areas
- Land Use Change Areas
- Land Use Change Areas (Federal)

Commercial/Mixed Use Areas

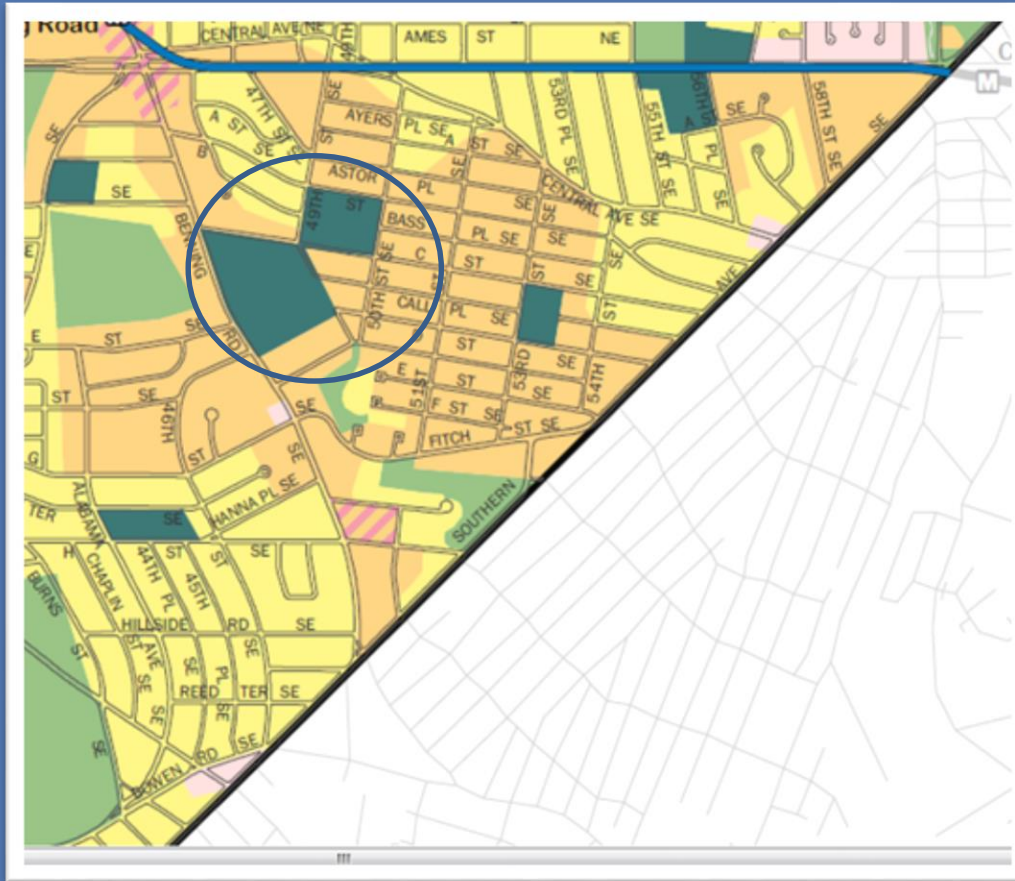
- Main Street Mixed Use Corridors
- Neighborhood Commercial Centers
- Enhanced/New Neighborhood Centers
- Multi-Neighborhood Centers
- Enhanced/New Multi-Neighborhood Centers
- Regional Centers
- Central Employment Area

Other Map Elements

- Federal Lands
- Central Washington
- Institutional Uses
- Parks - Federal and District-owned
- Water Bodies



Comprehensive Plan



Comprehensive Plan Future Land Use

Map 8

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER



Comprehensive Plan

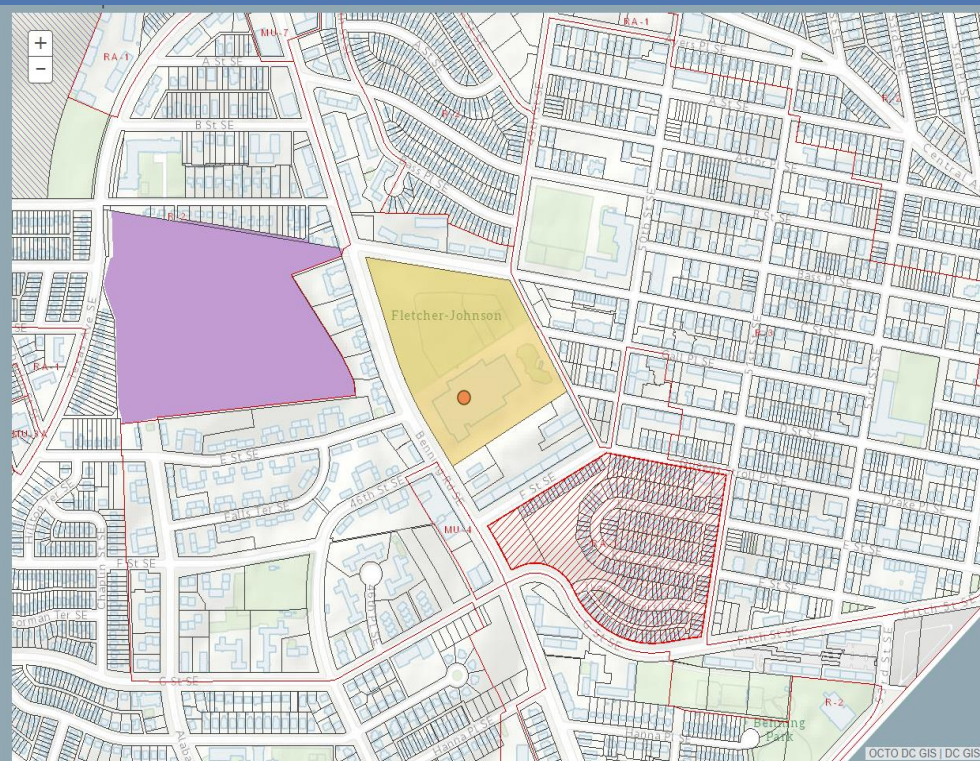
4650 BENNING ROAD SE	
SSL (Square, Suffix & Lot)	5344 0802
Lot type	tax lot
Ward	Ward 7
ANC	ANC 7E
SMD	SMD 7E04
Neighborhood Cluster	Cluster 33
Police District	Sixth Police District
Police Service Area	PSA 604
Voting Precinct	Precinct 104
Zoning	RA-1
2010 census tract	99.04
2010 census block group	1
2010 census block	1007

No historic resources noted.

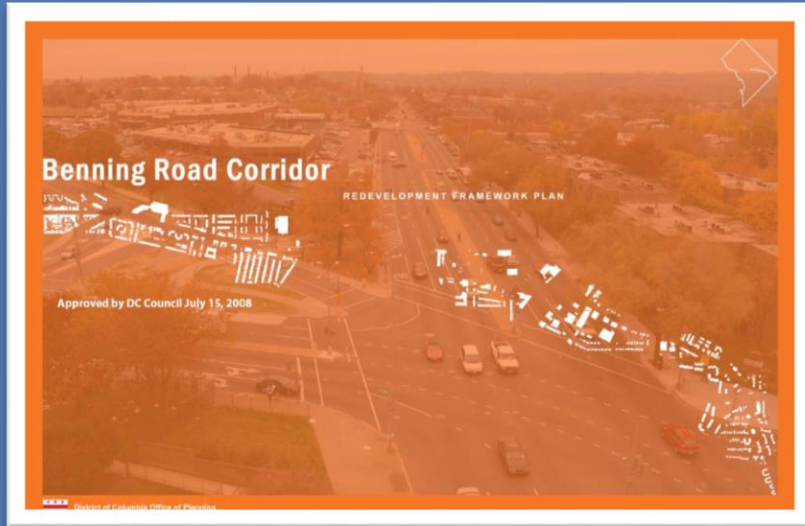
Ownership and Taxes

Tax lot	5344 0802
Premises	4650 BENNING RD SE
Owner	DISTRICT OF COLUMBIA
Care of	SUITE 307 2000 14TH ST NW, 8TH FLOOR WASHINGTON DC 20009-4487
Use	Educational
Land area	664839 square feet
Tax class	Commercial, industrial
Current assessment (2019)	
land	\$19,945,170
improvements	\$31,511,200
total	\$51,456,370
Proposed assessment (2020)	
land	\$21,939,690
improvements	\$31,931,850
total	\$53,871,540

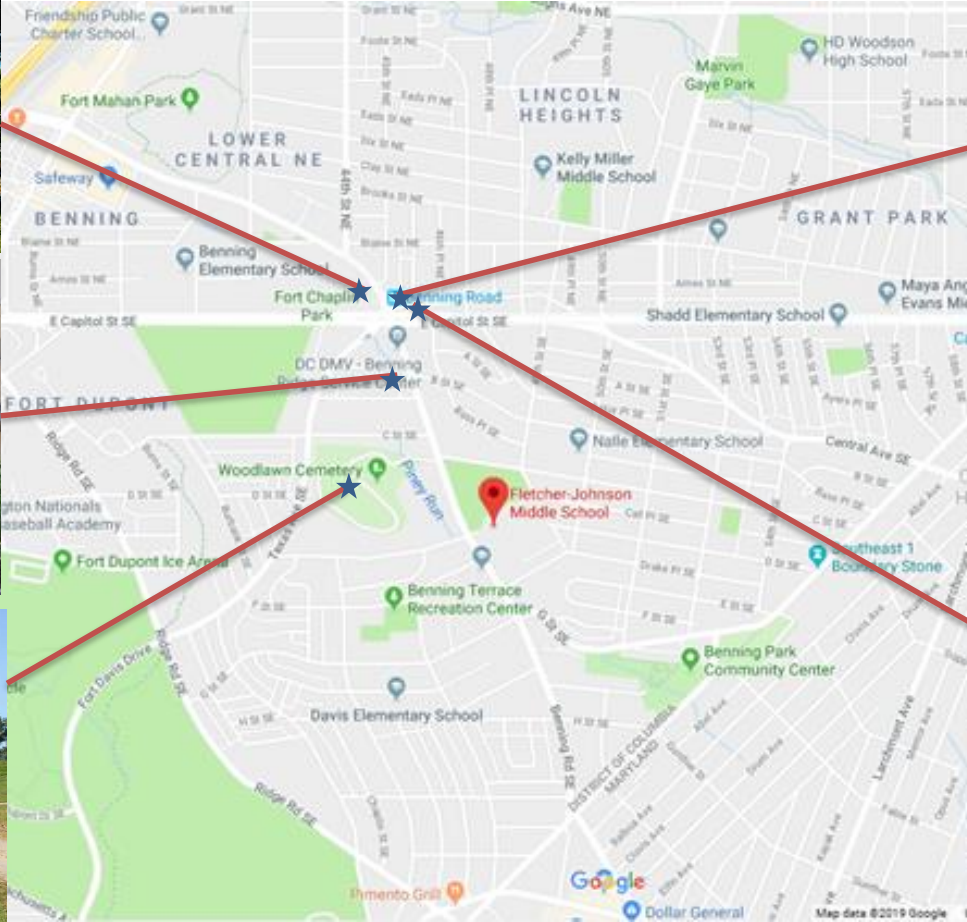
2004 photo



Completed in 2008



Current Zoning





Urban Design Considerations

DESIGN is a tool to:

1. Guide Development
2. Encourage public life in public space
3. Empower neighborhoods
4. Build community & better places



SMALL GROUP DISCUSSION RULES

- 1. Led by Table Facilitators**
- 2. Listen and Be Respectful of Others**
- 3. Allow Everyone to Speak**
- 4. Silence Your Phone**

SMALL GROUP DISCUSSION TOPICS

- Potential Uses
- Public Space & Sustainability
- Cultural Value

Potential Uses (20 Minutes)

1. What would you like to see in the future at the Fletcher-Johnson site? Is there anything missing from the neighborhood that might be incorporated at Fletcher-Johnson?
2. What retail options, if any, would you like to see?
3. What are your preferences for the type, size and populations served of any residential units that could be created here?
4. What types of community amenities, if any, would you like to see?
5. Fletcher-Johnson is more than just the building itself. What kind of alterations to the area surrounding the building would you support?
(Ex: ball field, parking lot, etc.)

Public Space & Sustainability (10 Minutes)

1. What type of public space amenities would you like to see on and around at the site?
(Ex: green space, recreation, sports, etc.)
2. Are there any sustainability considerations you would want to see included in a new development at the site?
(Ex: environmental, equity, health, etc.)

Cultural Value (5 Minutes)

1. How would you want to honor the history of the school and surrounding community in a future development?

PRIORITIES **REPORTS**

Share just **one** priority or key idea from your table

NEXT STEPS

- Launch Online Engagement Forum – <http://bit.ly/fletcher-johnson>
- Compile all information received from the public
- Upcoming Surplus Hearing – March 20th 6:30PM-
- Host Follow Up Meeting - April 6th 11 AM - to review outcomes and determine preferences
- Release RFP by Summer 2019
- Contact Information: 202-812-9228 or email: Wendell.felder@dc.gov

STAY ENGAGED

<http://bit.ly/fletcher-johnson>

Fletcher-Johnson OurRFP Feedback Form #1

The following questions were posed to participants in OurRFP Meeting #1 for the Fletcher-Johnson site. Please use this form if you could not attend the meeting, or if you attended but want to offer additional information.

To review information about the site, go to <https://dmped.dc.gov/node/1385186>. Feedback submitted on this form will be used to inform the RFP for the Fletcher-Johnson site.

The form will be open for submissions until March 29, 2019.

* Required

Email address *

Your email

POTENTIAL USES

1. What would you like to see in the future at the Fletcher-

OUR RFP